

19 OCT 1972

MEMORANDUM FOR: Director of ELINT

SUBJECT : Proposed Alterations to Room GE78, Headquarters

REFERENCE : Memo dtd 4 Aug 72 from D/OEL to D/L, same subj.

1. Chief, Real Estate and Construction Division, Office of Logistics, has been designated the action officer for this project.

2. Responsive to your request, the Headquarters Engineering Branch (HEB) has prepared a cost estimate to implement your suggested alternatives outlined in the reference memorandum.

3. The cost estimate is included as an attachment and totals approximately \$110,000. As may be noted, while on the surface the alterations appear relatively uncomplicated, the aggregate of the required work plus the necessary fees to GSA are significant. The \$110,000 is a budgetary cost; the actual cost will be determined through competitive bidding procedures and therefore is not determined at this time.

4. If it is not considered judicious to proceed with this large expenditure in light of OEL's long range plans, we offer the following suggestions for alleviating some of your present noise, equipment reliability, and space problems.

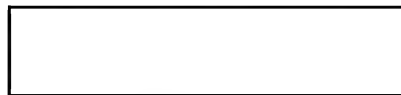
a. HEB, possibly in conjunction with a consultant specializing in acoustical analysis, will develop and initiate a noise abatement program for GE78.

b. HEB will coordinate with GSA to insure adequate spare parts are on hand such that any HVAC failures may be repaired immediately. HEB will also insure that the existing HVAC unit, through component replacement, has a reasonable degree of reliability.

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c. Real Estate and Construction Division will arrange with Logistics Services Division to reanalyze the proposed move of this component, and, at a minimum, present recommendations on how to maximize the utilization of all available space within GE78.

4. This division looks forward to responding to the specific direction in which you wish to proceed.



Chief

Real Estate and Construction Division, OL

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Attachment

COST ESTIMATE

A. House chilled water	
B. Electrical service from normal power source	
1. Raised floor with ramps, stringerless and nonstatic finish	\$ 14,000
2. Floor mounted supply registers	1,500
3. Two (2) 15-ton air handlers	8,000
4. Removal of existing duct work	1,000
5. Chilled water supply and return piping	13,600
6. Condensate piping and pump	300
7. Water detectors - six (6) zones	3,800
8. Smoke detection	1,800
9. Sprinkler system	4,200
10. Remove conduit and cable racks from ceiling	800
11. Install all new cable, trays, and connectors under new raised floor	4,000
12. Painting - Carpentry work	<u>1,200</u>
TOTAL	\$54,200
25% Overhead/Profit	13,550
10% Contingency	6,775
Construction Total	<u>\$74,525</u>
A&E Design Fee 7% of Construction	5,216
23% GSA Fee for Supervision, Advertising, etc.	<u>18,340</u>
	\$98,081
1 Year Escalation Cost (12%)	<u>11,770</u>
TOTAL	\$109,851